



House of Representatives

General Assembly

File No. 181

January Session, 2003

House Bill No. 6522

House of Representatives, April 3, 2003

The Committee on Insurance and Real Estate reported through REP. OREFICE of the 37th Dist., Chairperson of the Committee on the part of the House, that the bill ought to pass.

AN ACT IMPLEMENTING THE LEGISLATIVE COMMISSIONERS' RECOMMENDATIONS FOR TECHNICAL REVISIONS TO CERTAIN REAL ESTATE STATUTES.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 20-314a of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2003*):

3 The Commissioner of Consumer Protection, with the advice and
4 assistance of the commission, may adopt [such reasonable] regulations,
5 in accordance with chapter 54, [as the commissioner deems necessary]
6 relating to the approval of schools offering courses in real estate
7 principles and practice and related subjects, or real estate student
8 intern programs, the content of such courses or programs and the
9 advertising to the public of the services of such schools. Such
10 regulations shall not require approval of instructors at such schools.
11 The commission may exempt any applicant for a real estate broker's
12 license from the requirements concerning experience under the

13 provisions of subsection (d) of section 20-314, if the commission
14 determines that such applicant is unable to meet such requirements
15 solely because such applicant has been subjected to discrimination
16 based on race, creed or color, which discrimination interfered with
17 such applicant's ability to meet such requirements.

18 Sec. 2. Section 20-314c of the general statutes is repealed and the
19 following is substituted in lieu thereof (*Effective October 1, 2003*):

20 Any student who wishes to enroll in a real estate student intern
21 program in this state [.] shall file an application with the commission.
22 The commission shall approve such application if it appears to the
23 satisfaction of the commission that the program is provided by an
24 accredited school and the student will be under the direct supervision
25 of a real estate broker licensed in the state. The application shall
26 contain the name and address of such licensed real estate broker, and a
27 statement from the broker that such broker shall be liable for any acts
28 of negligence, fraud or misrepresentation by such student while under
29 such broker's supervision. If the commission approves the application,
30 the commission shall exempt such student from the license
31 requirements of this chapter during the period in which such student
32 is acting as an intern under the direct supervision of a real estate
33 broker licensed in the state while enrolled in such intern program.

34 Sec. 3. Subsection (d) of section 20-316 of the general statutes is
35 repealed and the following is substituted in lieu thereof (*Effective*
36 *October 1, 2003*):

37 (d) The provisions of this section shall apply to [all applicants for
38 licenses] any applicant for a license under this chapter, whether or not
39 such applicant was engaged in the real estate business in this state on
40 July 1, 1953, and whenever [his] the applicant's application is filed.

41 Sec. 4. Section 20-328 of the general statutes is repealed and the
42 following is substituted in lieu thereof (*Effective October 1, 2003*):

43 The Commissioner of Consumer Protection, with advice and

44 assistance from the commission, may adopt [such reasonable]
45 regulations, in accordance with chapter 54, [as the commissioner
46 deems necessary] relating to the form and manner of filing
47 applications for licenses under this chapter and the manner in which
48 licensed real estate brokers and licensed real estate salespersons shall
49 conduct the real estate business.

This act shall take effect as follows:	
Section 1	<i>October 1, 2003</i>
Sec. 2	<i>October 1, 2003</i>
Sec. 3	<i>October 1, 2003</i>
Sec. 4	<i>October 1, 2003</i>

INS *Joint Favorable*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

OFA Fiscal Note**State Impact:**

Agency Affected	Fund-Type	FY 04 \$	FY 05 \$
Consumer Protection, Dept.	GF - None	None	None

Note: GF=General Fund

Municipal Impact: None

Explanation

This bill makes minor technical corrections to the real estate statutes. It would have no fiscal impact on the Department of Consumer Protection.

OLR Bill Analysis

HB 6522

***AN ACT IMPLEMENTING THE LEGISLATIVE COMMISSIONERS'
RECOMMENDATIONS FOR TECHNICAL REVISIONS TO CERTAIN
REAL ESTATE STATUTES***

SUMMARY:

This bill makes minor technical changes to the real estate statutes.

EFFECTIVE DATE: October 1, 2003

COMMITTEE ACTION

Insurance and Real Estate Committee

Joint Favorable Report

Yea 17 Nay 1